

273 PETITION FOR ZONING VARIANCE 84-340-XA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.c(2) to allow the driveway and parking areas not to be paved or macadamized, but to have a crusher run surface.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Agricultural area.
2. Avoid unnecessary water runoff.
3. For other reasons to be presented at the hearing on this matter.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Louis C. Hoffman
(Type or Print Name)
Signature: *Louis C. Hoffman*
Address: Nancy C. Hoffman
(Type or Print Name)
Signature: *Nancy C. Hoffman*
City and State: Glenarm, Maryland 21057
Attorney for Petitioner: S. Eric DiNenna
(Type or Print Name)
Signature: *S. Eric DiNenna*
Address: P. O. Box 203, 592-8964
(Type or Print Name) Phone No.
City and State: Glenarm, Maryland 21057
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: S. Eric DiNenna
406 W. Pennsylvania Avenue, 825-1630
Townson, Maryland 21204
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of June, 1984, at 11:00 o'clock A.M.
Rescheduled: Monday, June 18, 1984 at 1:30 P.M.
Carl Jahn
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR SPECIAL EXCEPTION 84-340-XA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description as a plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Farmers' a Co-Op Roadside Stand.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Louis C. Hoffman
(Type or Print Name)
Signature: *Louis C. Hoffman*
Address: Nancy C. Hoffman
(Type or Print Name)
Signature: *Nancy C. Hoffman*
City and State: Glenarm, Maryland 21057
Attorney for Petitioner: S. Eric DiNenna
(Type or Print Name)
Signature: *S. Eric DiNenna*
Address: P. O. Box 203, 592-8964
(Type or Print Name) Phone No.
City and State: Glenarm, Maryland 21057
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: S. Eric DiNenna
406 W. Pennsylvania Avenue, 825-1630
Townson, Maryland 21204
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of June, 1984, at 11:00 o'clock A.M.
Rescheduled: Monday, June 18, 1984 at 1:30 P.M.
Carl Jahn
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SE Corner Long Green Pike & Glen Arm Rd., 11th District
LOUIS C. HOFFMAN, et ux, Case No. 84-340-XA
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 11th day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

84-340-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 17th day of April, 1984.

Petitioner *Louis C. Hoffman, et ux* Received by *Nicholas B. Commodari*
Petitioner's *S. Eric DiNenna, Esquire* Chairman, Zoning Plans
Attorney Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 29, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
700
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item NO. 273 - Case NO. 84-340-XA
Petitioner - Louis C. Hoffman, et ux
Special Exception and Variance

Dear Mr. DiNenna:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to locate a farmers' co-op roadside stand on this site, the special exception is required, while the Variance is required to waive the paving requirement. As you are aware, this property was the subject of a previous zoning hearing, Case No. R-82-66.

As indicated in the comments of the Office of Current Planning, screening and curbing must be provided around the parking area.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 21, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #273 (1983-1984)
Property Owner: Louis C. Hoffman, et ux
S/E corner Long Green Pike and Glen Arm Rd.
Acres: 3.128 District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 6 of Zoning Cycle I (April-October 1981) remain valid and are referred to for your consideration.

This office has no further comment in regard to this Item 273 (1983-1984).

Very truly yours,
Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:sbs
Q-W Key Sheet
57 NE 23 & 24 Pos. Sheets
NE 15 P Topo
53 Tax Map

Encl.

Mr. Walter A. Baiter, Jr.
Chairman, Board of Appeals
Court House
Towson, Maryland 21204

March 31, 1981

Re: Item #6 (Cycle I - April-October 1981)
Property Owner: Louis C. & Nancy C. Hoffman, III
S/E corner Long Green Pike & Glen Arm Rd.
Existing Zoning: R.C. 5
Proposed Zoning: R.C. 2
Acres: 3.1 District: 11th

Dear Mr. Baiter:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Glen Arm Road and Long Green Pike, existing public roads, are proposed to be improved in the future, as 40-foot closed section roadways on 60-foot rights-of-way, with fillet areas for sight distance at their intersection.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #6 (Cycle I - April-October 1981)
Property Owner: Louis C. & Nancy C. Hoffman, III
Page 2
March 31, 1981

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans 4 and 5-III, as amended, indicate "No Planned Service" in this area.

Very truly yours,
(SIGNED) EDWARD A. MCCONOUGH
EDWARD A. MCCONOUGH, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:sbs

cc: Jack Wimbley

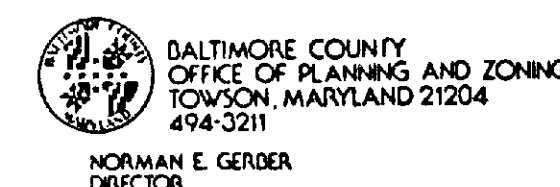
Q-W Key Sheet
57 NE 23 & 24 Pos. Sheets
NE 15 P Topo
53 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4-17-84
Item # 273
Property Owner: Louis C. Hoffman et ux
Location: SE Corner Long Green Pike and Glen Arm Rd.

Dear Mr. Jablon:

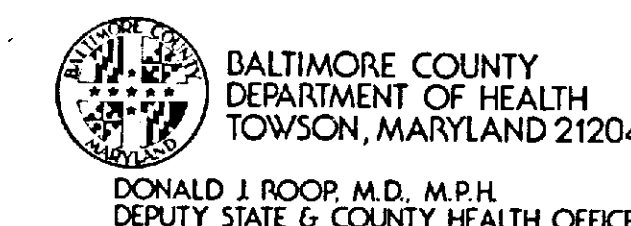
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

Screening for parking area must be shown

Eugene A. Bober
Chief, Current Planning and Development

cc: James Housell



Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item 273, Zoning Advisory Committee Meeting of April 17, 1984 are as follows:

Property Owner: Louis Hoffman et ux

Location: SE/Corner Long Green Pike and Glen Arm Road

Existing Zoning: R.C. 2

Proposed Zoning: Variance to allow the driveway and parking areas not to be paved or macadamized, but to have a crusher-run surface for roadside stand.

Acres: 3.128

District: 11th

Remarks: It is recommended the variance to all driveway and parking areas to be crusher run surface in lieu of paving or macadam be approved provided Regulations Governing Air Pollution in the State of Maryland 10.03.3876 are complied with which prescribes the application of oil, water or other suitable chemicals on such surfaces which can create airborne dusts.

Very truly yours,

Jan J. Foyres, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP:sp

BAITMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 273, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Louis C. Hoffman et ux

Location: SE/Cor. Long Green Pike District: 11

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

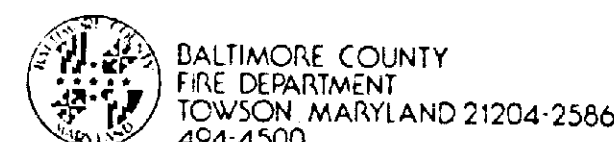
SS 20 1082 (1)

Zoning Item # 273 Zoning Advisory Committee Meeting of April 17, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 194-3768.
- (X) Soil percolation tests (have been/must be) conducted. The results are valid until April 26, 1985. Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- (X) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until May 13, 1985. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others: See attached comments regarding paving, sent from the Division of Air Pollution Control, plan number 494-3775.

Jan J. Foyres, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) B



PAUL H. REINCKE
CHIEF

May 3, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Louis C. Hoffman, et ux

Location: SE/Cor. Long Green Pike and Glen Arm Road

Item No.: 273 Zoning Agenda: Meeting of 4/17/84

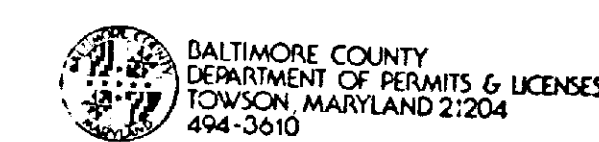
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Approved: George M. Hegardt
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 273 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis C. Hoffman, et ux

Location: SE/Cor. Long Green Pike and Glen Arm Road

Existing Zoning: R.C. 2

Proposed Zoning: Variance to allow the driveway and parking areas not to be paved or macadamized, but to have a crusher run surface. Special Exception for farmer's co-op roadside stand.

Acres: 3.128

District: 11th.

The items checked below are applicable:

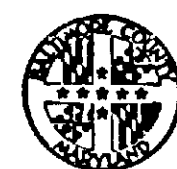
- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 18-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (X) A building/ & other miscellaneous permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for commercial use or 3'0" for Use A & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (X) Comments - Building does not appear to be any different than other Use Group "H" Buildings. Handicapped parking will be required as per State Code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting from 112 (Plans Review) at 111 N. Chesapeake Ave., 1st floor.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:es



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

September 6, 1984

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 84-340-XA

LOUIS C. HOFFMAN, ET UX

SE/corner Long Green Pike and Glen Arm Rd.

11th District

SE-Farmer's Co-Op Roadside Stand
Var.-to allow driveway and parking areas
not to be paved but to have crusher run
surface

6/22/84 - Z.C.'s Order - GRANTED w/restrictions

ASSIGNED FOR:

THURSDAY, NOVEMBER 15, 1984, at 10 a.m.

cc: S. Eric DiNenna, Esq.

Counsel for Petitioners

Louis C. Hoffman, et ux

Petitioners

Scott Reinhart

Protestant

Dr. I. G. Sorrells, et ux

Protestant

Phyllis Friedman, Esq.

People's Counsel

Julia Randall

Norman Gerber

James Hoswell

Arnold Jablon

Jean Jung

James Dyer

June Holmen, Secy.



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

January 25, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 84-340-XA

LOUIS C. HOFFMAN, ET UX

SE/corner of Long Green Pike and
Glen Arm Road

11th District

SE-Farmer's Co-Op Roadside Stand
Var.-to allow driveway and parking areas
not to be paved but to have crusher run
surface

6/22/84 - Z.C.'s Order - GRANTED w/restrictions

ASSIGNED FOR:

TUESDAY, MARCH 26, 1985, at 10 a.m.

cc: S. Eric DiNenna, Esq.

Counsel for Petitioners

Louis C. Hoffman, et ux

Petitioners

Scott Reinhart

Protestant

Dr. I. G. Sorrells, et ux

Protestant

Julia Randall

People's Counsel

Phyllis C. Friedman

People's Counsel

Norman Gerber

James Hoswell

Arnold Jablon

Jean Jung

James Dyer

June Holmen, Secretary

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

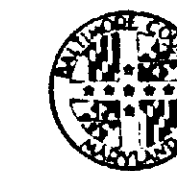
Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Louis C. Hoffman, et ux
SUBJECT: 84-340-XA

Date: May 16, 1984

Assuming submittal to and approval by the CRG, this office is not opposed to the granting of this request.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

March 28, 1985

Phyllis C. Friedman
People's Counsel for Baltimore County
Room 223 Courthouse
Towson, MD 21204

Re: Case No. 84-340-XA
Louis C. Hoffman, et ux

Dear Mrs. Friedman:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: S. Eric DiNenna, Esquire
Louis C. Hoffman, et ux
Scott Reinhart
Dr. I. G. Sorrells, et ux
Julia Randall
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

IN THE MATTER OF THE APPLICATION OF LOUIS C. HOFFMAN, ET UX FOR SPECIAL EXCEPTION FOR FARMER'S CO-OP ROADSIDE STAND, AND VARIANCE FROM §409.2(c)(2) OF THE BALTIMORE COUNTY ZONING REGULATIONS SE CORNER LONG GREEN PIKE AND GLEN ARM ROAD 11th DISTRICT

ORDER OF DISMISSAL

Petition of Louis C. Hoffman, et ux for special exception for a Farmer's Co-op Roadside Stand and variance from §409.2(c)(2) of the Baltimore County Zoning Regulations on property located on the southeast corner of Long Green Pike and Glen Arm Road in the Eleventh Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed March 25, 1985 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners in the above entitled matter; and

WHEREAS, the said attorney for the said Petitioners requests that the petition filed on behalf of said Petitioners be withdrawn as of March 25, 1985,

IT IS HEREBY ORDERED, this 28th day of March, 1985, that said petition be and the same is withdrawn and dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Leroy B. Spitzer, Acting Chairman

William R. Evans

Patricia Phipps

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW
406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 296-6820

March 22, 1985

RE: Louis C. Hoffman, et ux.
Case No. 84-340-XA

Chairman
County Board of Appeals of
Baltimore County
Room 2011 - Court House
Towson, Maryland 21204

Dear Mr. Chairman:

Inasmuch as the comprehensive zoning maps were adopted in November of 1984, my client has decided to withdraw his Petition for Special Exception.

Would you be so kind as to issue an order dismissing the Petition without prejudice.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:bk
cc: Ms. Phyllis Friedman
Mr. Louis C. Hoffman

RECEIVED
COUNTY BOARD OF APPEALS
R25 MAR 25 A 11:53 E

IN RE: PETITIONERS SPECIAL EXCEPTION AND VARIANCE SE/corner of Long Green Pike and Glen Arm Road - 11th Election District
Louis C. Hoffman, et ux, Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 84-340-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a farmers' co-op roadside stand and, additionally, a variance to allow a crusher run surface instead of a paved surface, as more fully described on Petitioners' Exhibit 1.

The Petitioners, represented by Counsel, as well as Paul Lee, a registered professional engineer; Fred Klaus, a real estate appraiser; and John Kepske and Marie Cade, neighbors who are not opposed to the requests appeared and testified. Scott Reinhart, Dr. and Mrs. I. G. Sorrells, and Grace Gunnarsson appeared and testified as Protestants.

Testimony indicated that the subject property is zoned R.C.2, comprises approximately three acres, and is undeveloped. The Petitioners bought the property in 1981 and propose to operate their business there. They presently own and operate orchards from which they sell fruit and vegetables. Fifteen to twenty percent of the business is retail and the remainder is wholesale. They wish to expand by operating a roadside stand from the subject site, which requires a special exception in an R.C.2 Zone. The area surrounding the subject property is a mixture of R.C.5, commercial, manufacturing, and office zones. The 80' x 40' roadside stand would face north toward the intersection of Long Green Pike and Glen Arm Road with an entrance on Long Green Pike. The proposed building would be constructed of logs and would be a visual asset to the area. See Petitioners' Exhibits 2A through 2D. The Petitioners propose to sell

fruit, vegetables, milk, eggs, cider, preserves, and other seasonal produce. These items would be supplied by the Petitioners as well as other farmers. The hours of operation would be 10:00 a.m. to 9:00 p.m., Sunday through Saturday, from July 1 through November 30, and 10:00 a.m. to 5:00 p.m., Tuesday through Sunday, from December 1 through June 30.

Although willing to comply with the CMPD by paving the parking areas and driveway, the Petitioners would prefer to comply with the requests of the community by using a crusher run surface instead. Mr. Reinhart, who lives across the street from the subject site, testified that there is a water retention problem in the area and that hard paving would cause severe run-off.

Mr. Lee testified that the conditions delineated in Section 502.1 of the Baltimore County Zoning Regulations (BCZR) would be satisfied and that there would be no adverse impact on the community. Mr. Klaus testified that, in his expert opinion, there would be no diminution of property values resulting from the existence of the stand. Further, he testified that the stand would be in conformity with the commercial and manufacturing businesses in the immediate and adjacent areas.

Mr. Reinhart and Dr. Sorrells, a contiguous neighbor, testified that they were not opposed to the Petitioners operating their business from the site but were totally opposed to it becoming the equivalent of a convenience store. They are fearful of the side effects that such a large and uncontrolled business would bring, i.e., traffic, trash, and fire hazards. Mrs. Sorrells testified that she was fearful of the effect the business would have on property values and her privacy. Mr. Kepske and Ms. Cade, who live directly across the road from the site, testified that they were not opposed. Mr. Robert Dean, another neighbor, indicated by letter, Petitioners' Exhibit 3, that he also was not opposed.

The Petitioners seek relief from Sections 1A01.2.C.8 and 409.2.C.(2), BCZR, and from Section IX.A.2.a, CMBP, pursuant to Sections 502.1 and 307, BCZR.

It is clear that the BCZR permit the use requested by the Petitioners in an R.C.2 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary business uses in the vicinity of the proposed farmers' co-op roadside stand. Therefore, it must be determined whether the conditions delineated by Section 502.1 are satisfied by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioners do not show that the proposed use at the particular location described by Petitioners' Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 Md. 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty.

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render confu sance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1984, that the Petition for Special Exception for a farmers' co-op roadside stand and, additionally, the Petition for Zoning Variance to allow a crusher run surface instead of a paved surface be and the same

are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The farmers' co-op roadside stand shall be open for business only from July 1 through November 30, Sunday through Saturday, 10:00 a.m. to 9:00 p.m., and December 1 through June 30, Tuesday through Sunday, 10:00 a.m. to 5:00 p.m.
3. The special exception granted herein shall terminate upon sale and/or transfer from the Petitioners to any party other than immediate family, heirs, legatees, or personal representatives of the business and/or the property.
4. Only seasonal produce, including fresh fruit and vegetables of all types, milk, eggs, cider, preserves, and honey, may be sold on the premises. No other items, goods, food, and/or materials of any kind shall be sold.
5. The Petitioners shall maintain their property daily by keeping it free from trash and protected from fire.
6. A detailed landscaping plan shall be submitted to and approved by the Current Planning and Development Division, Office of Planning and Zoning.
7. The crusher run surface granted herein shall comply with the Maryland State regulations governing air pollution, specifically Section 10.03.386, COMAR, and must be approved by the Bureau of Environmental Services, Department of Health.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: S. Eric DiNenna, Esquire
Mr. Scott Reinhart
Dr. & Mrs. I. G. Sorrells
People's Counsel

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

11th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: Southeast corner Long Green Pike and Glen Arm Road
DATE & TIME: Monday, June 18, 1984 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a farmer's co-op roadside stand and Variance to allow the driveway and parking areas not to be paved or macadamized but to have a crusher run surface

Being the property of Louis C. Hoffman, et ux, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
DATE June 23, 1984
BY *[Signature]*

ORDER RECEIVED FOR FILING
DATE June 23, 1984
BY *[Signature]*

ORDER RECEIVED FOR FILING
DATE June 23, 1984
BY *[Signature]*

- 3 -

- 4 -

- 5 -

Paul Lee P.E.

Paul Lee Engineering Inc.
301 W. Pennsylvania Ave.
Towson, Maryland 21204
827-5511

DESCRIPTION

SOUTHEAST CORNER LONG GREEN PIKE AND GLEN ARM ROAD - ELEVENTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning from the same at a point, said point being located at the intersection of the centerline of Long Green Pike and Glen Arm Road, thence binding along the centerline of Long Green Pike (1) S 30°19'55" West 277.82 feet, thence leaving said centerline of Long Green Pike the eight following courses and distances: (2) S 43°23'35" East 23.72 feet, (3) S 85°36'35" East 103.07 feet, (4) S 70°49'45" East 59.53 feet, (5) S 17°42'35" East 33.41 feet, (6) S 71°47'35" West 15.56 feet, (7) N 63°59'35" West 60.00 feet (8) N 85°36'35" West 14.65 feet, (9) N 43°23'35" West 26.54 feet to the centerline of Long Green Pike, thence binding along the centerline of Long Green Pike (10) S 30°19'55" West 120.60 feet, thence leaving the centerline of Long Green Pike (11) N 84°08'10" East 525.31 feet, and (12) N 42°50'00" East 254.12 feet to a point in the paving of Glen Arm Road, thence binding in the paving Glen Arm Road (13) N 79°23'00" West 104.00 feet, (14) N 76°33'00" West 100.00 feet, (15) N 75°40'00" West 100.00 feet, (16) N 70°35'00" West 100.00 feet, (17) N 70°19'20" West 67.66 feet, thence (18) S 09°06'40" West 15.00 feet, and (19) N 42°34'00" West 31.68 feet to the place of beginning.

Containing 3.128 acres of land, more or less.



Engineers — Surveyors — Site Planners 3/36/84

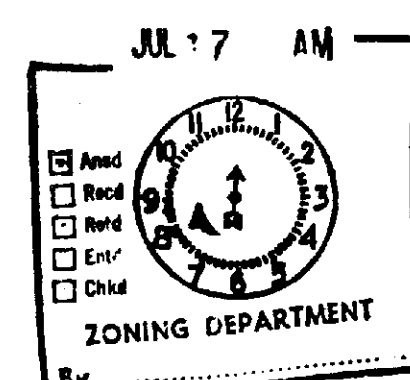
RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SE/Corner of Long Green Pike : OF BALTIMORE COUNTY
and Glen Arm Rd.
11th District
LOUIS C. HOFFMAN, et ux, : Case No. 84-340-XA
Petitioners
: : : : :
NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of June 22, 1984, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of July, 1984, a copy of the foregoing Notice of Appeal was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 19, 1984

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception and Variance
SE/Corner Long Green Pike and Glen Arm Road
Louis C. Hoffman, et ux - Petitioners
Case No. 84-340-XA

Dear Mr. DiNenna:

Please be advised that an appeal has been filed by Phyllis C. Friedman, People's Counsel for Baltimore County, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,
[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ:aj

cc: Scott Reinhart
Dr. & Mrs. I. G. Sorrells
People's Counsel

S. Eric DiNenna, P.A.
Attorney at Law

406 W. Pennsylvania Avenue
Towson, Maryland 21204

301-296-6820

August 7, 1984

County Board of Appeals
Court House
Towson, Maryland 21204

RE: Case No.: 84-340-XA
Louis C. Hoffman, et ux
Long Green Pike and Glen Arm Road
11th District

Dear Mr. Chairman:

As you are aware an Appeal was taken from the Zoning Commissioner's Decision granting the Special Exception and Variance requested in the above-captioned matter.

Would you be so kind as to set this matter in as soon as possible for hearing of the Appeal on the merits as time is of the essence for Mr. Hoffman with reference to the development of this property.

Thank you for your cooperation.

Very truly yours,
[Signature]
S. ERIC DINENNA

SED:bk
cc: Mr. Louis C. Hoffman
People's Counsel
Phyllis C. Friedman

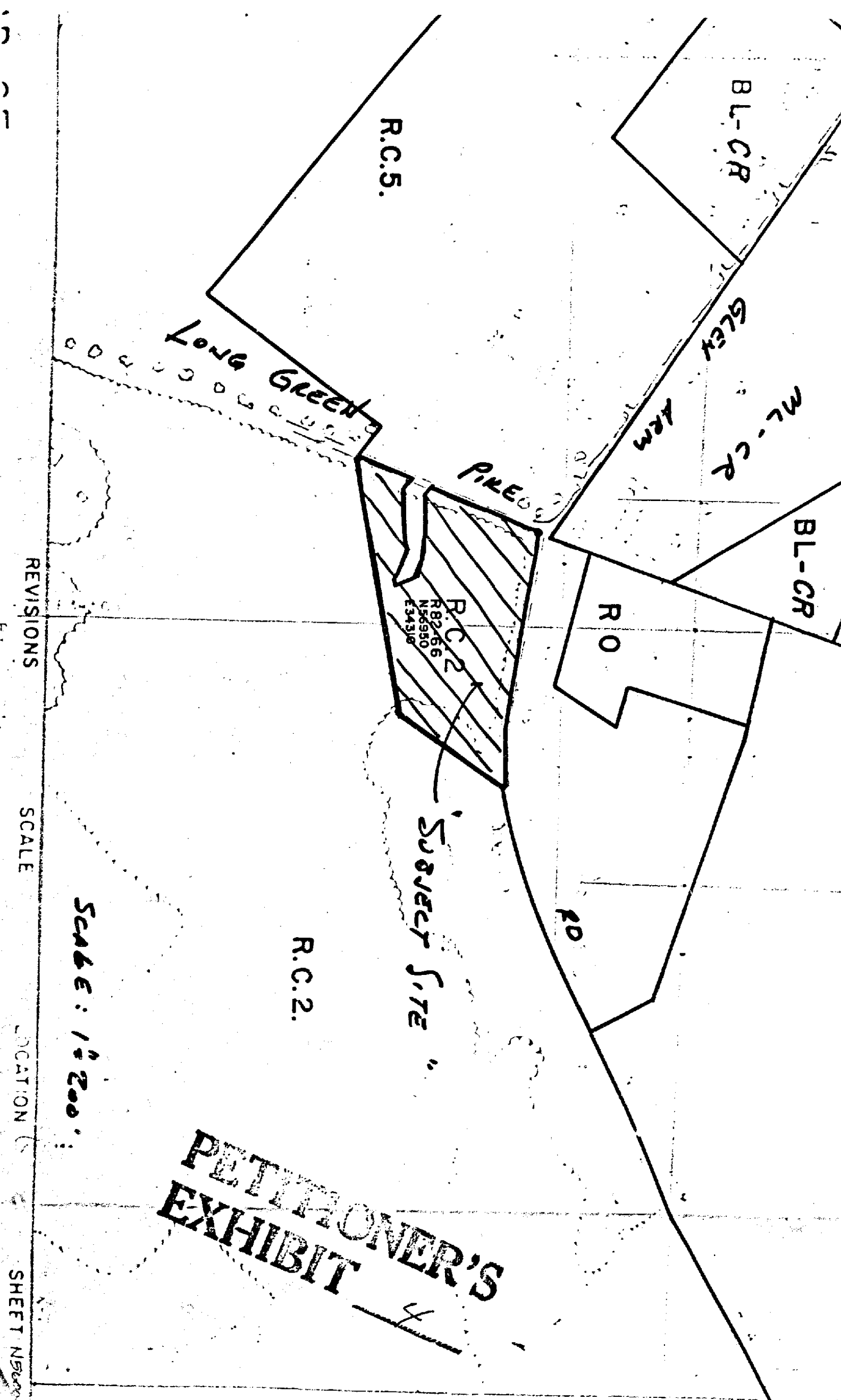
RECEIVED
COUNTY BOARD OF APPEALS
JUL 19 9 13 AM '84

9/6/84 - Following have been notified of hearing set for Thurs. Nov. 15, 1984, at 10 a.m.:

Eric DiNenna
Louis Hoffman, et ux
Scott Reinhardt
Dr. I. Sorrells, et ux
Julia Randall
Phyllis Friedman
N. Gerber
J. Howell
A. Jablon
J. Jung
J. Dyer

*Postponed in open hearing
by Phyllis Friedman
Property rezoned on map and, therefore,
cannot have SE - still with 45 days until
maps become final - then case will
become moot.*

1/25/85 - Above notified of hearing set for Tuesday, March 26, 1985, at 10 a.m.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception and Variance
SE/cor. Long Green Pike and Glen Arm Rd.
Louis C. Hoffman, et ux - Petitioners
Case No. 84-340-XA

Dear Mr. DiNenna:

This is to advise you that \$52.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130547

DATE: 6/18/84 ACCOUNT: R-01-615-000

AMOUNT: \$52.00

RECEIVED: Nancy C. Hoffman c/o Mr. DiNenna

FOR: advertising and posting Case #84-340-XA

6 US2*****52601D 619-A

VALIDATION OR SIGNATURE OF CASHIER

June 17, 1984

To Whom It May Concern

I the undersigned own and reside at 12036 Long Green Pike Glen Arm, Baltimore Maryland, 21057. My property is directly across from the property owned by Mr. and Mrs. Louis Hoffman located at the corner of Long Green Pike and Glen Arm Rd. It is my understanding that they propose to build a Farmer's Co-Op Market at that location. I have discussed the matter with Mr. Hoffman, have reviewed the plans and wish to inform the Zoning Commission that I have no objection to the structure and feel that it would be an asset to the area.

Phone 592-8368

PETITIONER'S
EXHIBIT 3

*Any 25 by
would you kindly notify
me when the hearing date is
set for
#84-340-XA.
Thank you.
For the Long Green Valley Assoc.,
Julia Randall
5539 Hilling Rd.
Glen Arm 21057
592-2629*

May 22, 1984

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RESCHEDULED
NOTICE OF HEARING

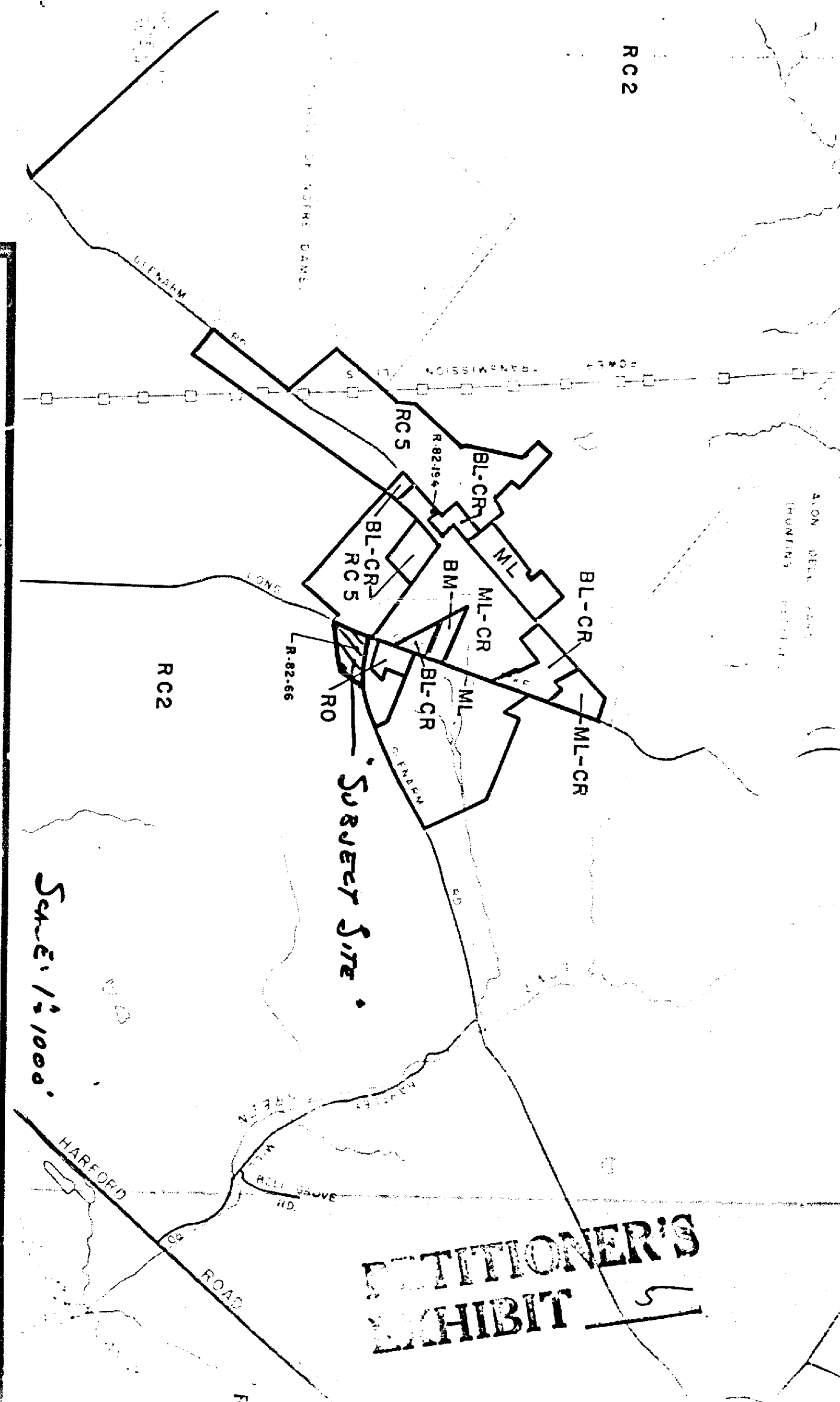
Re: Petition for Special Exception and Variance
SE/corner Long Green Pike and Glen Arm Road
Louis C. Hoffman, et ux - Petitioners
Case No. 84-340-XA

TIME: 1:30 P.M.

DATE: Monday, June 18, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County



May 8, 1984

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
SE/corner Long Green Pike and Glen Arm Road
Louis C. Hoffman, et ux - Petitioners
Case No. 84-340-XA

TIME: 11:00 A.M.

DATE: Monday, June 4, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128270

DATE: 7/8/84 ACCOUNT: R-01-615-000

AMOUNT: \$200.00

RECEIVED: J. DiNenna
FOR: fee for #84-340-XA

6 085*****20001D 603-A

VALIDATION OR SIGNATURE OF CASHIER

84-340-XA

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 31, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 31, 1984.

THE JEFFERSONIAN,

Blumenthal

Cost of Advertising 1800

84-340-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 7/29/84

Posted for: Board of Appeals

Petitioner: Louis C. Hoffman, et ux

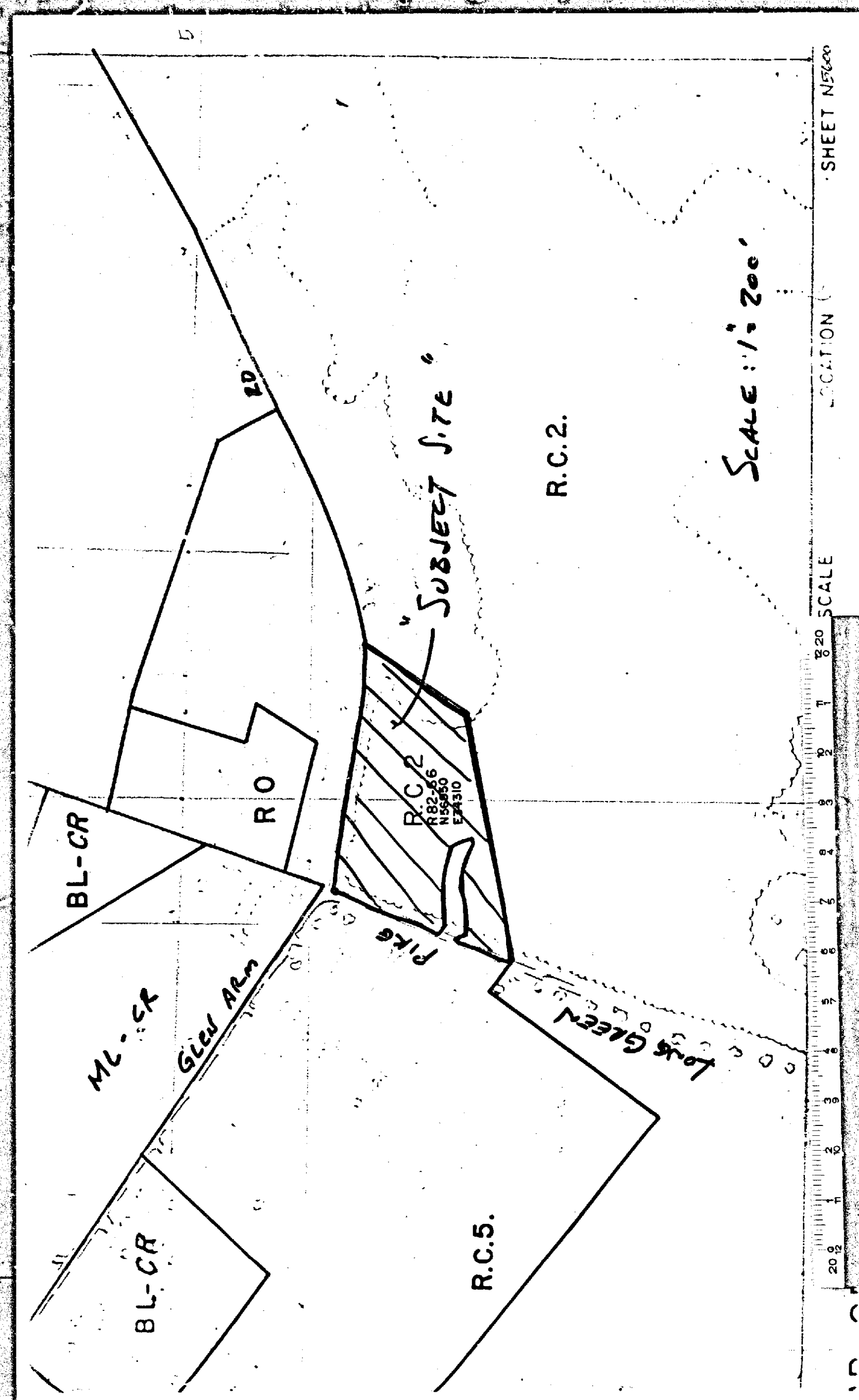
Location of property: SE/cor. Long Green Pike & Glen Arm Rd.

Location of Signs: Posting in vicinity of Long Green Pike & Glen Arm Rd.

Remarks: *Blumenthal*

Posted by: *Arnold Jablon* Date of return: 8/2/84

Number of Signs: 1



684-340-2A
11th District
SE CORNER OF LONG GREEN PIKE AND
GLEN ARM ROAD
LOUIS C. HOFFMAN, ET AL - PETITIONERS
1 - SIGN

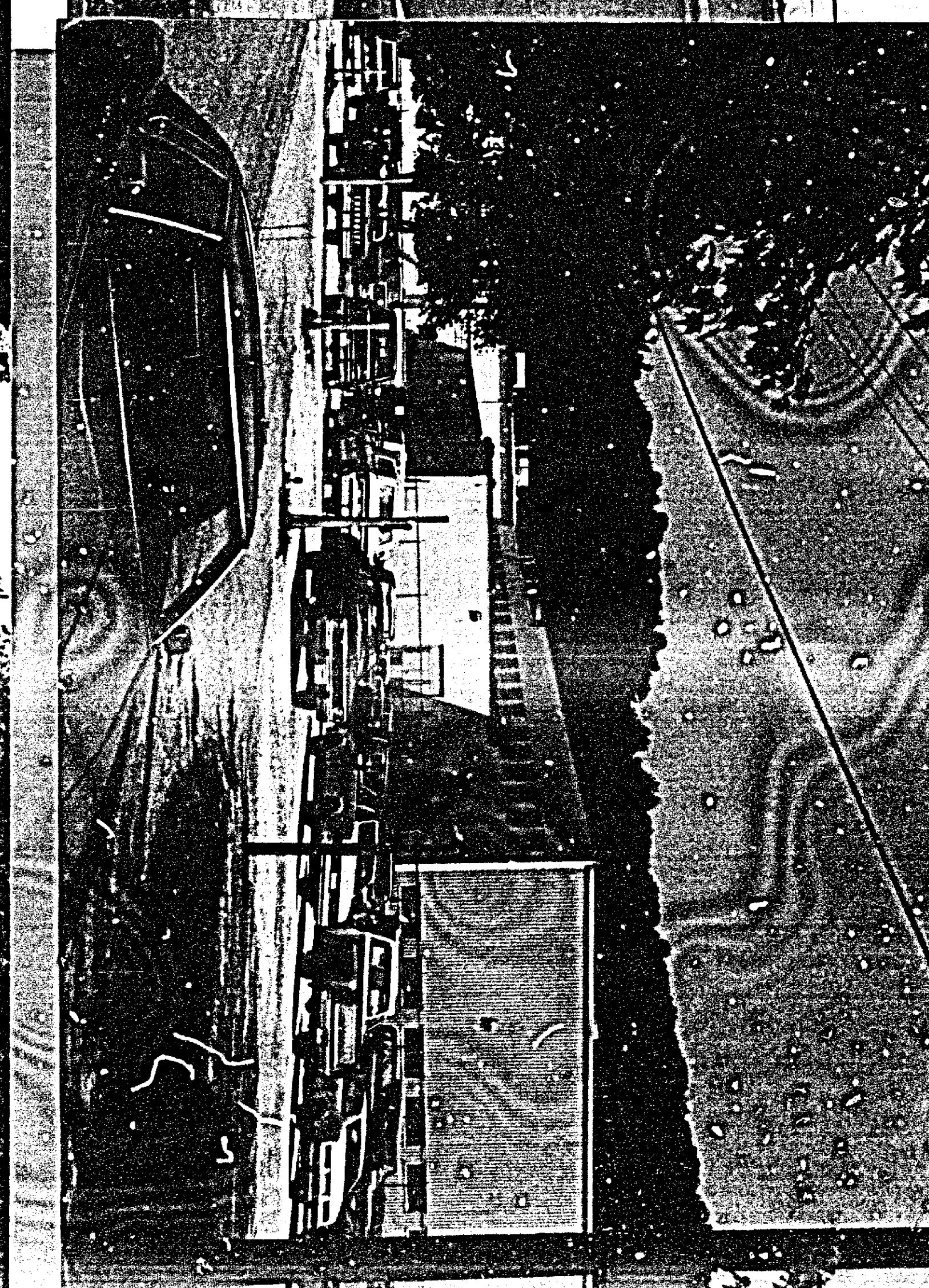
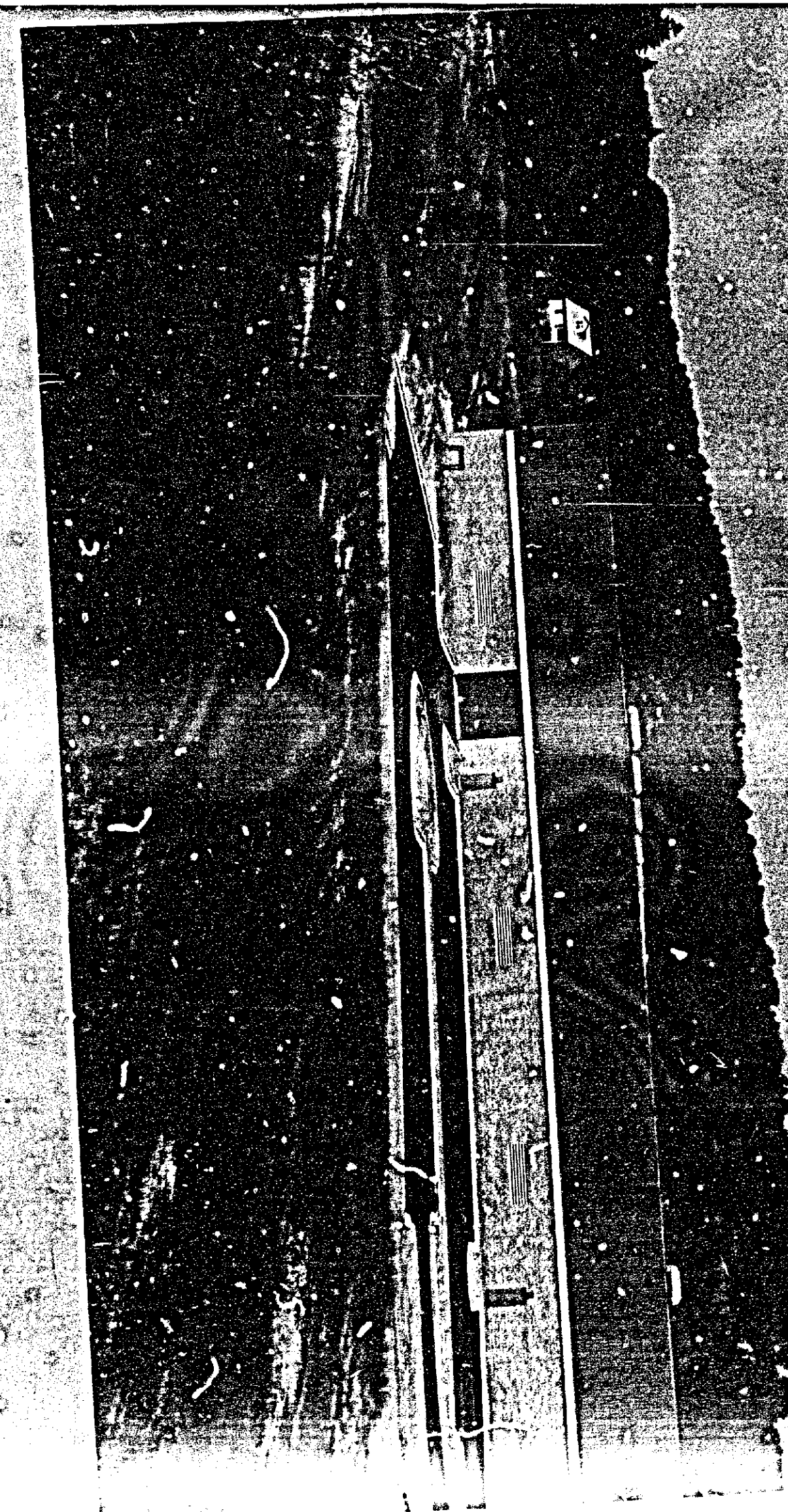
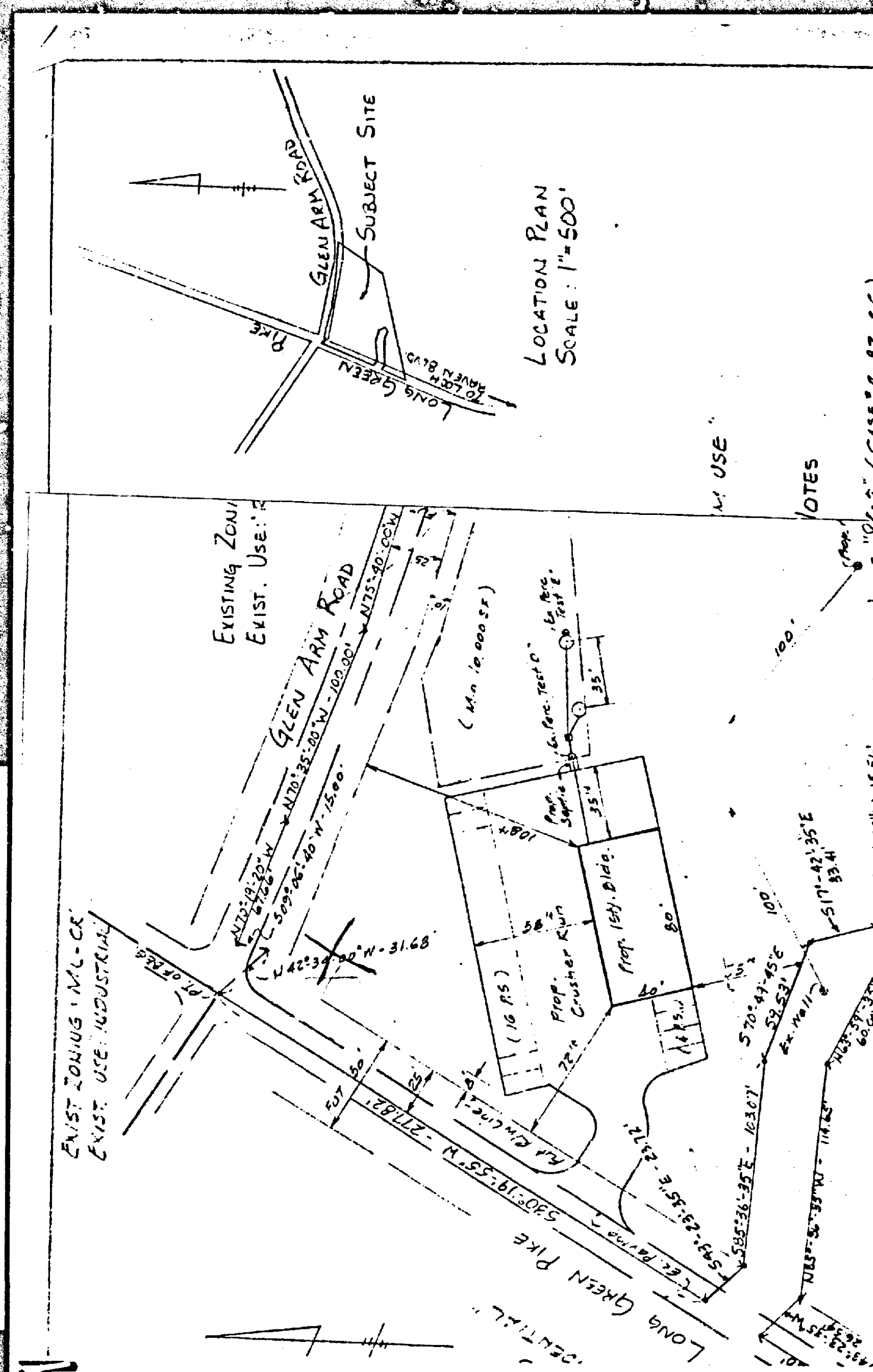
file

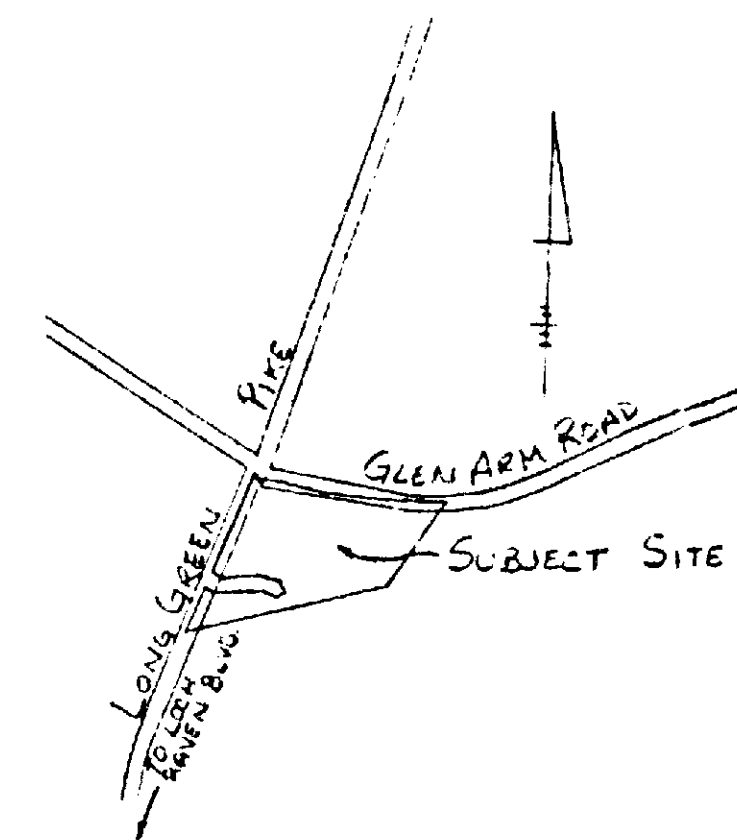
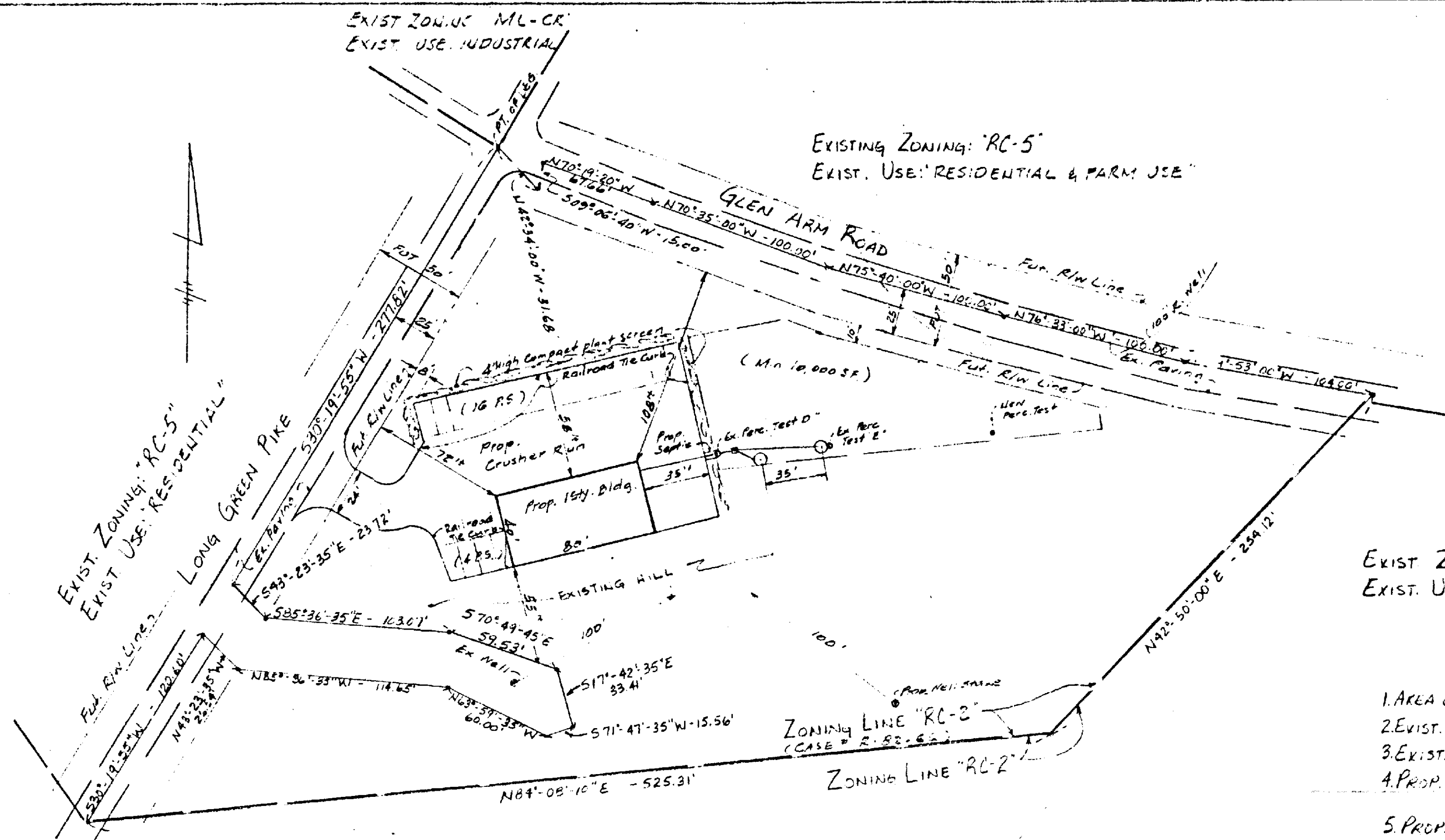
Gran H. Hoffmann
5319 Glen Arm Road
Glen Arm, Md. 21057

84-340-X1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 6/13/94
 Posted for: petition for special exception & variance
 Petitioner: Louis C. Hoffman et al
 Location of property: SE of Long Green Pike & Glen Arm Rd.
 Location of Sign: having petitioned of Long Green
with Glen Arm Rd.
 Remarks: _____
 Posted by: Alan Z. Clement Date of return: 6/2/94
 Number of Signs: 2





EXIST ZONING "RC-2"
EXIST. USE: RESIDENTIAL & FARM USE

GENERAL NOTES

1. AREA OF SITE = 3.128 AC.
2. EXIST. ZONING OF PROPERTY = "RC-2" (CASE "R-82-66")
3. EXIST. USE OF PROPERTY = "VACANT"
4. PROP. ZONING IF PROPERTY = RC-2 WITH SPECIAL EXCEPTION FOR FARMER'S CO-OP ROADSIDE STAND
5. PROP. USE OF PROPERTY: FARMER'S CO-OP ROADSIDE STAND
6. OFF STREET PARKING: REQ'D 3200SF @ 1PS/200SF = 16
7. TOTAL PARKING PROPOSED: 20
8. PETITIONER REQUESTING SPECIAL EXCEPTION TO RC-2 ZONE TO PERMIT FARMER'S CO-OP ROADSIDE STAND
9. PROPERTY TO HAVE PRIVATE WATER & SEPTIC SYSTEM. WATER WELL HAS BEEN DRILLED & PERCOLATION TEST APPROVED.
10. PROPERTY DRAINS TO LONG GREEN CREEK.
11. PETITIONER REQUESTING A VARIANCE TO SECTIONS 407.2.C(2) TO ALLOW THE DRIVEWAY AND PARKING AREAS NOT TO BE PAVED OR MACADAMED BUT TO HAVE A CRUSHER RUN SURFACE.
12. LOCATION OF PROP SCREENING AS SHOWN IF REQ'D BY ZONING COMMISSIONER AS RESULT OF HEARING

PLAT TO ACCOMPANY PETITION
FOR

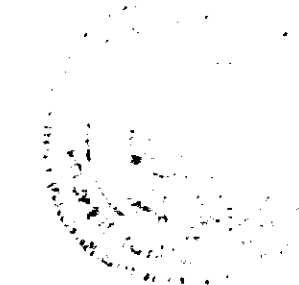
SPECIAL EXCEPTION & VARIANCE

DE. COR. LONG GREEN PIKE & GLEN ARM ROAD
11TH ELECT DIST BALTIMORE CO. MD
SCALE: 1"=50'

MAR. 28, 1984
REV. MAY 31, 1984

PETITIONER'S
EXHIBIT 1

Revised plans
Plan # 173
5/31/84



84-002

